



## Windsor Terrace

Aberdare, CF44 0SG

£175,000



- \*\* WE ARE PLEASED TO OFFER FOR SALE THIS WELL PRESENTED 3 BEDROOM FAMILY HOUSE
- \*\* IDEAL FIRST TIME BUY
- \*\* SOUGHT AFTER LOCATION WITHIN WALKING DISTANCE OF SCHOOLS AND COUNTRY WALKS
- \*\* FORECOURT GARDEN WITH ENCLOSED REAR GARDEN AND BIKE STORAGE/GARDEN ROOM
- \*\* ENTRANCE HALL. LOUNGE/DINER. FITTED KITCHEN. SITTING ROOM, DOWNSTAIRS W.C.
- \*\* LANDING WITH 3 BEDROOMS AND MODERN UPSTAIRS BATHROOM
- \*\* DOUBLE GLAZED WINDOWS AND GAS CENTRAL HEATING
- \*\* COUNCIL TAX BAND B



### Porch

UPVC front door.

### Hallway

Laminate floor. Radiator. Stairs to first floor.

### Lounge / Diner 11'8" x 20'9" (3.56m x 6.32m)

Electric fire and surround. Radiators x 2. Wood block flooring. UPVC double glazed window to front.

### Fitted Kitchen 10'9" x 14'8" (3.28m x 4.47m)

With a modern range of wall and base units incorporating Freestanding island and stools. Ceramic double sink unit. Cooker-hood. Provision for plumbed in dishwasher, washing machine and tumble dryer.

### Sitting Room 13' 8" x 13'6" (3.96m 2.44m x 4.11m)

UPVC double glazed window and door to rear. Radiator

### Downstairs W.C

Radiator. Wall mounted Gas boiler serving hot water and heating system. Wash hand basin. UPVC double glazed window to rear.

### Landing.

Ladder access and light to insulated and part boarded attic.

### Bedroom 1 8'10" x 14'6" (2.69m x 4.42m)

UPVC double glazed window to front. Wardrobes. Radiator.

### Bedroom 2 8'0" x 12'0" (2.44m x 3.66m)

Radiator. UPVC double glazed window to rear.

### Bedroom 3 6'4" x 11'1" (1.93m x 3.38m)

Radiator. UPVC double glazed window to front.

### Bathroom 5'11" x 8'9" (1.80m x 2.67m)

Modern suite in white comprising bath, wash hand basin and w.c., shower screen shower over bath. Tiled walls. Radiator. Upvc double glazed window to rear aspect.

### Rear Garden

Enclosed rear garden with artificial grass and

### Outdoor Garden room/Motorbike storage 10'11" x 9'0" (3.33m x 2.74m)

With power and light connected. Patio doors. Remote control roller shutter doors

### Tenure

WE are advised by the vendor that the property s freehold

### Disclaimer

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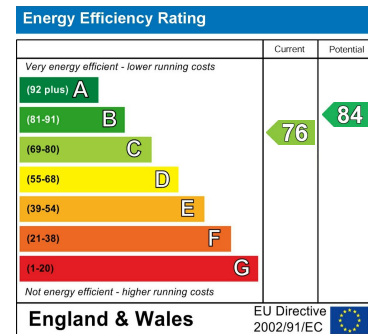
## Area Map



## Floor Plans



## Energy Efficiency Graph



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